

2024-007507

Klamath County, Oregon



00332823202400075070020028

08/28/2024 10:57:14 AM

Fee: \$87.00

Walter A. Terkelson

1502 Antelope Rd

White City, OR 97503

Grantor's Name and Address

Teresa D. Terkelson

581 Deer Mountain Rd

Bear River, WY 82930

Grantee's Name and Address

After recording return to:

Teresa D. Terkelson

581 Deer Mountain Rd

Bear River, WY 82930

Until a change is requested all tax statements
shall be sent to the following address:

Teresa D. Terkelson

581 Deer Mountain Rd

Bear River, WY 82930

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Walter A. Terkelson**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto Teresa D. Terkelson

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the
County of **Klamath**, State of Oregon, described as follows, to wit:

**The N1/2 of the NE1/4 of the NW1/4 of Section 23, Township 35 South, Range 11 East of the Willamette
Meridian, in the County of Klamath, State of Oregon. Excepting therefrom that portion lying within the
boundaries of County Roads.**

APN 3511-02300-01401

The true and actual consideration paid for this transfer, stated in terms of dollars, is per Divorce Decree.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall
be made so that this deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 7 day of August, 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Walter A. Terkelson
Walter A. Terkelson



State of Oregon } ss
County of Jackson }

On this 7 day of August, 2024, before me, Danielle Leshawn Conroy a Notary Public in and for said state, personally appeared Walter A. Terkelson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Danielle Leshawn Conroy
Notary Public for the State of Oregon
Residing at: Jackson County
Commission Expires: May 1, 2027